

# APPLICATION FORM

## CALIFORNIA READING AND LITERACY IMPROVEMENT AND PUBLIC LIBRARY CONSTRUCTION AND RENOVATION BOND ACT OF 2000 FUNDS

Administered by the California State Library, Office of Library Construction

The applicant local jurisdiction, pursuant to the Education Code, Title 1, Division 1, Part 11, Chapter 12, Articles 1-3, sections 19985-20011 and Title 5, Division 2, Chapter 3, sections 20430-20444 of the California Code of Regulations, hereby makes application for a state matching grant for the construction or remodeling of the public library facility described herein and in all supporting documents:

### APPLICATION FORM INSTRUCTIONS:

- ☐ Limit comments throughout the entire form to the space provided unless otherwise stated.
- ☐ Single space responses, limiting type size to no smaller than 11 points if using a computer, or 12 pitch (elite) if a typewriter is used.
- ☐ Attachments shall not be accepted unless required by regulation or called for in the application form.
- ☐ Applicants shall submit a completed Application Form and six additional copies of the form.

(See section 20440 for complete application submittal requirements)

## PROJECT IDENTIFICATION

1. Official Name of Project: > Victoria Gardens Library

2. Type of Applicant Jurisdiction: > (Check one only)

City: ☒ County: ☐ City/County: ☐ District: ☐

3. Grant Applicant Name: > City of Rancho Cucamonga

*Legal name of jurisdiction that will own building*

*(For multipurpose projects, list the legal name of the jurisdictions that will own the public library portion of the multipurpose building.)*

4. Authorized Official of the Applicant Jurisdiction: > William Alexander

*Mayor, Chairperson of Board of Supervisors, Head of Special District, authorized to sign the application*

Title: > Mayor Phone: > (909) 477-2700, ext. 2025

E-mail: > [walexand@ci.rancho-cucamonga.ca.us](mailto:walexand@ci.rancho-cucamonga.ca.us)

Address: > Civic Center 10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

5. Project Coordinator: > Kevin McArdle

*Name of individual who will have administrative control over the project for the applicant local jurisdiction*

Title: > Community Services Director Phone: > (909) 477-2700, ext. 2101

E-mail: > [kmcardle@ci.rancho-cucamonga.ca.us](mailto:kmcardle@ci.rancho-cucamonga.ca.us)

Address: > Rancho Cucamonga Civic Center, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730

**6. Alternate Project Contact Person:** > Deborah Kaye Clark

*If the project coordinator is unavailable, the contact person shall be authorized to act in the capacity of the project coordinator.*

Title: > Library Director Phone: > (909) 477-2720, ext. 5020

E-mail: > [dclark@ci.rancho-cucamonga.ca.us](mailto:dclark@ci.rancho-cucamonga.ca.us)

Address: > Rancho Cucamonga Public Library, 7368 Archibald, Rancho Cucamonga, CA 91730

**7. Head of Planning Department:** > Brad Buller

*(For the applicant jurisdiction, if applicable. Special Districts are exempt.)*

Title: > City Planner Phone: > (909) 477-2720, ext. 4301

E-mail: > [bbuller@ci.rancho-cucamonga.ca.us](mailto:bbuller@ci.rancho-cucamonga.ca.us)

Address: > Rancho Cucamonga Civic Center, 10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

**8. Head of Public Works or General Services Department:** > Joe O'Neil

*If Applicable: Head of Public Works or General Services Department for the applicant jurisdiction. Special Districts are exempt.*

Title: > City Engineer Phone: > (909) 477-2700, ext. 4011

E-mail: > [joneil@ci.rancho-cucamonga.ca.us](mailto:joneil@ci.rancho-cucamonga.ca.us)

Address: > Rancho Cucamonga Civic Center, 10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

**9. Operating Library Jurisdiction:** > Rancho Cucamonga Public Library

*Legal name of library that will operate the public library.*

**10. Library Director Name:** > Deborah Kaye Clark

*Public library director for the library jurisdiction that will operate the public library.*

Title: > Library Director Phone: > (909) 477-2720, ext. 5020

E-mail: > [dclark@ci.rancho-cucamonga.ca.us](mailto:dclark@ci.rancho-cucamonga.ca.us)

Address: > Rancho Cucamonga Public Library  
7368 Archibald, Rancho Cucamonga, CA 91730

**11. Alternate Library Contact Person:** > Robert Karatsu

*If the library director is unavailable, the contact person shall be authorized to act in the capacity of the library director.*

Title: > Library Services Manager Phone: > (909) 477-2720, ext. 5022

E-mail: > [rkaratsu@ci.rancho-cucamonga.ca.us](mailto:rkaratsu@ci.rancho-cucamonga.ca.us)

Address: > Rancho Cucamonga Public Library  
7368 Archibald, Rancho Cucamonga, CA 91730

**12. Library Building Program Consultant:** > Linda Demmers

*(If applicable)*

Title: > Project Consultant Phone: > (323) 668-0404

E-mail: > [xlibris@earthlink.net](mailto:xlibris@earthlink.net)

Address: > 4214 Chislehurst Drive, Los Angeles, CA 90027

**13. Technology Planning Consultant** > Michael Crose

*(If applicable)*

Title: > Library & Technology Consultant Phone: > (360) 357-2805  
E-mail: > [mcrose@cmtechnology.net](mailto:mcrose@cmtechnology.net)  
Address: > C & M Technology  
2963 RW Johnson Blvd, Olympia, WA 98512

**14. Project Architect:** > WLC/Pitassi Architects License # > C-11446

*Providing construction budget estimate and/or conceptual plans.*

Title: > Library Architect, Peter J. Pitassi, AIA Phone: > (909) 980-1361  
E-mail: > [pjpaia@mindspring.com](mailto:pjpaia@mindspring.com)  
Address: > 8439 White Oak Avenue, Suite 105  
Rancho Cucamonga, CA 91730

**15. Project Manager:** > Lisa Cox, WLC/Pitassi Architects

*(If applicable)*

Title: > Project Manager Phone: > (909) 987-0909  
E-mail: > [lisa@wlcarchitects.com](mailto:lisa@wlcarchitects.com)  
Address: > Virginia Dare Tower, 10470 Foothill Blvd.,  
Rancho Cucamonga, CA 91730

**16. Construction Manager:** >

*(If applicable)*

Title: > Phone: >  
E-mail: >  
Address: >

**17. Construction Cost Estimator:** >

*(If applicable)*

Title: > Phone: >  
E-mail: >  
Address: >

**18. Hazardous Materials Consultant:** >

*(If applicable)*

Title: > Phone: >  
E-mail: >  
Address: >

**19. Project Interior Designer:** > WLC/Pitassi Architects

*(If applicable)*

Title: > Larry Wolfe, AIA/Peter J. Pitassi, AIA Phone: > (909) 980-1361  
E-mail: > [pjpaia@mindspring.com](mailto:pjpaia@mindspring.com)  
Address: > 8439 White Oak Avenue, Suite 105  
Rancho Cucamonga, CA 91730

## TYPE OF PROJECT

### ***New Public Library Building***

1. Construction of a New Public Library Building
2. Conversion of an Existing Building into a New Public Library Building
3. Conversion and Expansion of an Existing Building into a New Public Library

#### Gross Total Project Square Footage

> 57,172 SF

> \_\_\_\_\_ SF

> \_\_\_\_\_ SF

(Include both new & remodeled square footage.)

#### Gross Square Footage

Remodeling: > \_\_\_\_\_ SF

Expansion: > \_\_\_\_\_ SF

Priority:

☐ First Priority "Joint Use"

☐ Co-Location Joint Use

☒ Joint Venture Joint Use

☒ Computer Center

☐ Shared Electronic/Telecommunications

☒ Family Literacy Center

☒ Subject Specialty Center

☒ Homework Center

☐ Career Center

☐ Other similar collaborative library services with direct benefit to K-12 students

Specify: > \_\_\_\_\_

☐ Second Priority "All Others"

### ***Existing Public Library Building***

4. Remodeling an Existing Public Library Building
5. Remodeling and Expansion of an Existing Public Library Building

#### Gross Total Project Square Footage

> \_\_\_\_\_ SF

> \_\_\_\_\_ SF

(Include both new & remodeled square footage.)

#### Gross Square Footage

Remodeling: > \_\_\_\_\_ SF

Expansion: > \_\_\_\_\_ SF

☐ First Priority

A public library project in the attendance area of a public school that has inadequate infrastructure to support access to computers and other educational technology.

"Inadequate infrastructure" is defined as an incoming telecommunication connection to a school building of equal to or less than 512 thousand bits per second (512K bps)

Name of Public School: > \_\_\_\_\_

☐ Second Priority "All Others"

### ***Field Act Applicability (Joint use projects only)***

6. Is the project subject to the Field Act?

>

YES ☐ NO ☒

## Multipurpose Buildings *(Multipurpose Building Projects Only)*

Is the project a Multipurpose Building?

>

YES ☒ NO ☐

*(A multipurpose building is a multi-occupant facility, part of which is a public library and part of which is used for other purposes.)*

### Types of Multipurpose Building Uses & Square Footage Allocations

Space Use	SQ FT	%
1. Dedicated to Public Library Use <i>(Including Public Library / School Library Use, if Joint Use Project)</i>	> 22,550 SF	47% <i>Line 1 SF divided by (Line 1 SF + Line 3 SF)</i>
2. Dedicated to "Other" Uses	<u>SQ FT</u>	
A. Specify > Children's Theater & Event Center	25,445 SF	
B. Specify > _____	_____ SF	
C. Specify > _____	_____ SF	
D. Specify > _____	_____ SF	
E. Specify > _____	_____ SF	
F. Specify > _____	_____ SF	
G. Specify > _____	_____ SF	
H. Specify > _____	_____ SF	
3. Subtotal: Dedicated to "Other" Uses	> 25,445 SF <i>Add Lines 2A SF thru 2H SF</i>	53% <i>Line 3 SF divided by (Line 1 SF + Line 3 SF)</i>
4. Common Areas <sup>1</sup>		
5. Subtotal: Total of Common Areas <sup>1</sup>	> 9,177 SF <i>Must equal Line 6 SF + Line 7 SF</i>	
	<u>SQ FT</u>	
6. Public Library Pro Rata Share of Common Areas <sup>1</sup>	> 4,313 SF <i>Line 5 SF x % in Line 1</i>	
7. "Other" Uses Pro Rata Share of Common Areas <sup>1</sup>	> 4,864 SF <i>Line 5 SF x % in Line 3</i>	
8. TOTAL MULTIPURPOSE BUILDING SQUARE FOOTAGE	> 57,172 SF <i>Add Lines 1SF, 3 SF, &amp; 5 SF</i>	
9. SF ATTRIBUTABLE TO PUBLIC LIBRARY USE	> 26,863 SF <i>Line 1 SF + Line 6 SF</i>	

<sup>1</sup> "Common Areas" are those areas of a multi-occupant building that are shared by all occupants, such as lobbies, vestibules, mechanical rooms, restrooms, custodial areas, delivery, shipping and receiving areas, loading docks, kitchenettes, auditoriums, meeting rooms, conference rooms, and storage areas that are used by all parties of a multipurpose building.

# PROJECT PLANNING INFORMATION

## Population Growth

When providing the 1980, 2000, and 2020 population figures below, the applicant shall count only those residents:

- (a) Within the official boundaries of the applicant jurisdiction, and
- (b) Within the service area of the proposed project, but
- (c) Exclude all people living within the boundaries of other special district, county, or city public library service areas, for which there is no public library service contract with the applicant.

### All Projects:

1. **Public library project's service area 1980 population:** > 55,350
2. **Source:** > United States Census Bureau. Census 2000.
3. **Population Percentage Change from 1980 to 2000:** > 131%
4. **Public library project's service area 2000 population:** > 127,743
5. **Source:** > United States Census Bureau. Census 2000.
6. **Population Percentage Change from 2000 to 2020:** > 27%
7. **Public library project's service area 2020 population:** > 161,988
8. **Source:** > City of Rancho Cucamonga General Plan, 2001. Section 4.3.6.1

### Joint Use Projects (Both Co-location & Joint Venture Projects):

9. **Project's public school attendance area(s) 1980 student population:** > 20,913
10. **Source:** > United States Census Bureau. Census 2000.
11. **Population Percentage Change from 1980 to 2000:** > 82%
12. **Project's public school attendance area(s) 2000 student population:** > 38,145
13. **Source:** > United States Census Bureau. Census 2000.
14. **Population Percentage Change from 2000 to 2020:** > 27%
15. **Project's public school attendance area(s) 2020 student population:** > 48,441
16. **Source:** > City of Rancho Cucamonga General Plan, 2001.

## Existing Library Facility Square Footage

### Existing Public Library:

1. The current gross square footage of the existing public library(s) being replaced is:

> \_\_\_\_\_ SF  
*If no existing public library facility, enter "0."*

### Existing School Library: (Co-located Projects Only)

2. The current gross square footage of the existing school library(s) being replaced is:

> \_\_\_\_\_ SF  
*If no existing school library facility, enter "0."*

## Library Facilities Master Plan

Describe the relationship of the proposed project to other existing or planned library facilities for the jurisdiction.

In the year 2000, a Library Master Plan process was conducted as part of the overall update of the city's General Plan. The Library Master Plan outlined a library service model that contained the potential for three Library outlets, each of equal size (20,000-30,000 square feet) with varying specialties. Based on community analysis and a scientific survey, the Library Master Plan recommended the next library outlet be located in the eastern portion of the community which was then experiencing the greatest growth in population. The city's General Plan 2000 reflects the existing 22,500 square foot Archibald Library, situated in the west, geographically central in the western service area. The second proposed Library in the General Plan 2000 is plotted in the east, geographically central to the eastern service area. The second outlet is described in the plan as a "10,000-15,000 square foot branch library, on a location which allows for future expansion."

The proposed Victoria Gardens Library has been planned to provide strength to the entire library community. The site was selected after the General Plan public input process and was located in the hub of a major commercial, retail and civic center. Geographically accessible throughout the community, the Victoria Gardens Library allows the Rancho Cucamonga Public Library to divide the city service area into two major corridors, east and west. The distribution of schools and the addition of 5 new schools to the Victoria Gardens service area in the next three years provides a 50/50 division of the school population between the two library outlets.

From 2000 through 2002, the Archibald Library underwent thorough analysis in terms of collections, program delivery and strengths and weaknesses prior to the development of a plan of service for the proposed Victoria Gardens Library. The Plan of Service that emerged supplements the Archibald Library book and media holdings and allows the two locations to share popular, successful programs and the administrative expenses that support them for a more cost effective operation. Thanks to the unique opportunities the site offers through partnerships with the schools, the Children's Theater and the use of a 4,500 square foot community room, the Victoria Gardens Library also offers new services that will be valuable to the entire library community. It also required greater space than originally allowed in the Master Plan, so the Victoria Gardens footprint grew from 10,000-15,000 to 22,400 square feet in the building program. The two facilities will be closely tied through daily deliveries, shared staff and fiber based technologies that allow for instantaneous information delivery. With the building of the Victoria Gardens Library, the community will be supported by two libraries of equal strength, spaced geographically to bisect the service area, each accessible by major freeways and major arterial streets.

As the city continues to grow, expansion plans are built into the Victoria Gardens Library through the option of a second floor. The Archibald Library, landlocked currently and unable to expand, will be exploring growth opportunities through offsite placement of administrative functions.

While the community needs assessment programs will be ongoing, the Library Master Plan suggests that in 2010, the city of Rancho Cucamonga will be reviewing the community once again in depth, analyzing library needs, opportunities for shared use, demographic patterns and the changes technology has brought, with a consideration of a third potential library location to serve the community that will then have a population estimated at 150,000.

## Age of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

### All Projects

1. When was the existing public library building(s) that will be replaced or improved built?      >      N/A      Year  
If no existing public library facility, enter "N / A"

*If proposed project will replace more than one building, list the oldest of the buildings.*

### Co-Located Joint Use Projects Only

In addition to the information listed above:

2. When was the existing school library building(s) that will be replaced or improved built?      >      Year  
If no existing school library facility, enter "N / A"

*If proposed project will replace more than one building, list the oldest of the buildings.*

## Condition of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

### All Projects

3. When was the most recent structural<sup>1</sup> renovation or expansion of the existing public library building(s) that is to be replaced or improved by the proposed project?      >      Year  
If no existing public library facility, enter "N / A"

*If proposed project will replace more than one building, list the oldest of the buildings.*

### Co-Located Projects Only

In addition to the information listed above:

4. When was the most recent structural<sup>1</sup> renovation or expansion of the existing school library building(s) that is to be replaced or improved by the proposed project?      >      Year  
If no existing school library facility, enter "N / A"

*If proposed project will replace more than one building, list the oldest of the buildings.*

<sup>1</sup> Pertaining to the load bearing elements of the building



# SITE INFORMATION

## Ownership and Availability

### Site

1. Is the library site currently owned by the applicant?

Yes ☒ No ☐

2. Will the library site be owned by the applicant?

Yes ☒ No ☐

3. Will the library site be leased by the applicant?

Yes ☐ No ☒

4. If the library site will be leased, provide the name of the owner: > \_\_\_\_\_

5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"?

*[See Education Code section 19995(c)]*

Yes ☐ No ☒

6. Is the site currently dedicated to the operation of a public library?

Yes ☐ No ☒

### Building *(For Conversion Projects Only)*

7. Is the building to be converted currently owned by the applicant?

Yes ☐ No ☐

8. Will the building be owned by the applicant?

Yes ☐ No ☐

## Title Considerations

### Site

9. Are there any exceptions to marketable record title?

Yes ☒ No ☐

### Building *(For Conversion Projects Only)*

10. Are there any exceptions to marketable record title?

Yes ☐ No ☐

## Appraisal

*(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)*

### Site

11. What is the appraised value of the library site?  
(or library portion of site, if multipurpose project)

> \$ 387,750

12. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☒ No ☐

### Building *(For Conversion Projects Only)*

13. What is the appraised value of the building?  
(or library portion of site, if multipurpose project)

> \$

14. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☐ No ☐

## Site Use Potential

### Accessibility

Describe the accessibility of the proposed site for the residents in the library service area:

#### Equal Access

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

The proposed library will be the second site serving the overall community of Rancho Cucamonga. Due to the high accessibility of the site and the city-wide appeal of the Plan of Service, the entire community defines the library service area for the new outlet. In terms of the overall service area, the site is within four miles from the northwest and west sides of the city, and within two miles from the northeast, east and south sides of the City. It is within two miles from City Hall, County Court, Police Station, Fire Station, and Post Office. The site is within the Victoria Gardens Regional Mall Master Plan, which will be the business and cultural heart for the City and the region due to its accessibility in terms of auto, foot and bicycle traffic. It is located near the 210 and 15 freeways and is directly north of Foothill Boulevard, the famous Route 66. Located with high visibility in a major mall, the Library will be within an array of retail stores, department stores, specialty stores, banks, and other business services in an area of lighted walkways.

The proposed site is located in the southeastern quadrant of the city. The only existing library is located in the northwestern quadrant of the city. Geographically, the city will be split in two almost equal districts, using Haven Avenue as a border. In terms of school access, 17 schools will be located in the west service area, 17 schools will be located in the east service area, as defined by the two proposed library outlets. Immediately within half a mile from the site is High Density residential uses that have a unit count of up to 2,389 according to the 2001 General Plan.

The topography of the site is relatively flat. There are no natural or artificial barriers such as rivers, railroad or freeways that impede access to the site.

#### Public Transit Access



Number of public transit stops located within 1/4 mile of site: > 2

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

Present:

- Presently, Omnitrans (local transit) is within a ¼ mile from Foothill Boulevard and ½ mile from Base Line Road. Both streets are major thoroughfares.
- Presently, Metrolink (regional rapid transit) is within two miles from site.

By opening:

Because the site is within the regional commercial center, Victoria Gardens, there will be a regional hub of public transit that will service the Library.

Omnitrans (local transit) is planned along Day Creek Boulevard, a major thoroughfare, and Church Street, a special secondary street.

## Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

The Library site is within Victoria planned community where there is a hierarchy of street systems from major thoroughfares such as Day Creek Boulevard, Foothill Boulevard, Base Line Road that have 10 feet wide pedestrian sidewalk and striped bike lanes; and secondary streets such as Church Street that has a pedestrian trail on one side of the street with striped bike lanes. These existing and planned pathways feed into the Library site. There is a system of trails and a linear park that weave throughout the planned community connecting residential areas to one another, schools, parks, and finally to the Library, the terminus of City's cultural heart and the regional commercial center. The trails and linear park foster pedestrian and bicycle circulation that lead to the Library site.

Within the Victoria Gardens mall, pedestrian travel is a critical detail that has required extensive study. The following quote is taken from the Victoria Gardens Regional Center Masterplan: "The sidewalks are the heart of the pedestrian experience of Victoria Gardens. They are wide enough to allow benches, street trees and outdoor seating, yet narrow enough to provide an intimate pedestrian experience."

In terms of bicycle parking, the City of Rancho Cucamonga requires bike racks for parking of bicycles at a rate of 5% of the total required parking spaces. Therefore, the Library site is required to provide 4 bicycle parking spaces, however 12 spaces are planned.

## Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

- The City is well serviced by major north/south and east/west thoroughfares and a system of secondary streets that provide easy and convenient auto access to the Library site. (See Circulation Map)
- There are three major thoroughfares, Day Creek Boulevard, Base Line Road and Foothill Boulevard, immediately within ¼ mile from the library site.
- Regionally, the Library site is well serviced by two freeways, Interstate Freeways 15 and 210, that bring library users from outside the City limits.
- Within Victoria Gardens Center, the Masterplan calls for a traditional town grid system, with streets running north-south and east-west.
- The library parking lots will have direct access to a modern system of public streets. A traffic analysis has been done to show that traffic will move smoothly and efficiently in the vicinity of the library. Also, the traffic signals will be synchronized and monitored through the use of a modern traffic signal system. This modern traffic system will include video surveillance cameras and fiber optic communication cables.

### Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

	<u>Street Name</u>	<u>Number of Blocks from Site</u>	<u>Traffic Count</u>	<u>Count Date</u>
1. >	Day Creek Blvd (new street)	1	54,000	06/27/05
2. >	Church Street (new street)	2	30,000	06/27/05
3. >	Foothill Blvd (state highway)	2	52,000	07/02/05
4. >				

### Library Automobile Parking

1. Number of library parking spaces available off street, on library site..... > 0 spaces
2. Number of library parking spaces available off street, off library site..... > 710 spaces  
(within 500 feet of front door)
3. Number of parking spaces available on street..... > 0 spaces  
(within 500 feet of front door)
4. Total Number of Spaces Available for Library Parking..... > 710 spaces

### Zoning Requirements

5. Number of on-site library parking spaces required by local zoning..... > 75 spaces
6. Was a zoning variance or waiver obtained for the project for parking?..... > Yes ☐ No ☒
7. If so, by how many spaces were the parking requirements reduced?..... > 0 spaces
8. Provide number of square feet per parking space as required by local zoning..... > 300 SF
9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations..... > \_\_\_\_\_ SF

### Automobile Parking to Building Square Footage Ratio

10. Calculate: 
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{234,300 \text{ SF}}{22,550 \text{ SF}} = 10.39 \text{ SF of Parking / 1 SF of Building}$$

Example: 
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{15,000 \text{ SF}}{10,000 \text{ SF}} = 1.50 \text{ SF of Parking / 1 SF of Building}$$

### Library Bicycle Parking

11. Total Number of Spaces Available for on-site Library Bicycle Parking..... > 12 spaces

### ***Parking Rationale***

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

**Location:** The intent is to provide adequate parking conveniently located relative to the Library entrance. The Library will be located within the Victoria Gardens Regional Mall, a public/private project. As required in the Disposition Development Agreement and separate from this project, a 710 space parking garage will be constructed by the Redevelopment Agency as part of "phase one" of the Victoria Gardens development. The garage is not "on site" but will be available to the Library's patrons and will be within 500 feet of the Library to provide off street parking. In addition, a drop off zone has been designed in the northeast area called "Heritage Court" to prevent parking congestion. **Local Zoning Requirements:** The City of Rancho Cucamonga bases the parking requirement for Libraries (1 space per 300 square feet of floor area) on a combination of expected building occupancy for the facility and multiple persons per vehicle. Furthermore, a parking study was prepared for the overall Victoria Gardens Regional Shopping Center based upon case studies of other similar centers and data from the Urban Land Institute. **Availability of Public Transportation:** The Library site fronts a future public street and bus access provided by Omni-Trans is anticipated. The precise location of a bus stop has not yet been established but will be situated in close/convenient proximity to the Library. The Library will be developed in accordance with the City's General Plan, which encourages utilization of public transit. **Bicycle Parking/Pedestrian Paths:** The City of Rancho Cucamonga requires bike racks for parking of bicycles at a rate of 5% of the total required parking spaces. Therefore, the Library site will contain a minimum of 4 bicycle parking spaces and likely far more. The Library is situated to take advantage of a major pedestrian linkage from planned residential development to the north of the site. **Shared Parking, etc:** The Library site is part of the Victoria Gardens Regional Shopping Center development and there is ample opportunity for shared parking relative to surrounding shops, etc. The current parking agreement exists in the form of a Disposition Development Agreement between the Rancho Cucamonga Redevelopment Agency and Forest City. In that agreement, all parking is shared and available for all uses. Negotiations are currently underway for library **dedicated** parking, consisting of the 31 spaces northeast of the project in the area referred to as "Heritage Court", to allow the library to place time limits on use, add handicapped access, and provide for staff parking. Appropriate pages from the Disposition Development Agreement are attached as the "Shared Parking Agreement" exhibit.

### ***Visibility***

Describe how visible and prominent the public library building will be within the library service area.

The Library will be part of the cultural center being developed by the City which will consist of a library, theater and event center and will have architectural significance and prominence. It will be a multi-story building, and visible in the City as a vista/focal point. The "fly tower" which is part of the theater component of the multiuse center, will extend 85' into the air and will promote the center. The fly tower and building design will have visibility from Interstate Freeway 15, and will be an architectural landmark. The City negotiated a prime site for the cultural center, with direct visibility from the Main Street commons portion of the Center and visibility from the North for the residential development. The Library is immediately adjacent to a town square, which is a terminus for the continuous open space/paseos in the City and the Victoria planned community. The City has planned for a community reader board sign at and near the Interstate Freeway 15 entrance, which will have public service community wide messages promoting the Library service.

## ***Community Context & Planning***

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

The proposed Library site is in the heart of a regional commercial center consisting of over 174 acres designed to be a "new downtown", which will be called "Victoria Gardens." This mixed-use center, sited within a region known as the Victoria Planned Community, is being planned as a combination of the best of the Main Street tradition combined with the commercial demands of the twenty-first century. It will create a business and cultural heart for the area with its retail, office, hotel, residential, civic and cultural uses. The setting is envisioned as a grid of walking streets with lush, landscaped sidewalks. A town square, plazas, paseos, and small parks will be sprinkled throughout the downtown area. Critical to the components of this downtown are a 22,550 square foot public library that will form one of the perimeters of a civic plaza along with a community meeting complex and a 500 seat children's theater. These elements, along with the new retail, will form a downtown Main Street area for the high density residential neighborhoods which surround it. It is envisioned as a place for people to spend time, for children and families; a place with colorful plants, shops and graphics; a place with a town square, pedestrian paseos, shaded courtyards, outdoor dining, and fountains. In support of education, the Library site is within one mile of six elementary schools, one junior high and one high school. Throughout the City there are a total of 17 existing and 5 planned elementary schools, 8 existing and 1 planned junior high schools and 3 existing and 1 planned high school. The Library is within two miles from University of La Verne (extension campus) and three miles from a Community College (Chaffey College).

The Library and cultural center, through unique partnership opportunities forged with the school and the retail communities, will make Victoria Gardens the "hub" of activities in the City and the region.

## ***Site Selection Process***

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

The selection of the Library/Cultural Center site was a three year process. In 1999, under the guidance of the Planning Department, a citywide update of the General Plan began. A professionally conducted telephone survey, assessing the needs of Libraries and Parks, expressed a need for an expanded library and performing arts facility, preferably to be located in the eastern portion of the city. In 2000, at a joint meeting of the City Council and the Library Board of Trustees, the Library Master Plan was approved. The Mayor expressed interest in the potential of a planned regional mall as host to a branch library and a proposed Children's Performing Arts Theater. The Council authorized a Library/Performing Arts Feasibility Study, which was designed to further fine-tune site selection and layout. A General Plan Task Force was formed in May 2000 to review and study the various segments of the General Plan that included the public use – library/cultural center. The General Plan Task Force held a series of meetings over an 18 month period seeking community wide input on the General Plan and the general location for the library/cultural center. Members of the General Plan Task Force consisted of key community representatives in addition to members of the Planning Commission and City Council. After public hearings were held certifying a Victoria Gardens Project EIR and approving the Library/cultural site, a library consultant, Linda Demmers, was contracted to assist in the "fine tuning" of site selection concerning those areas that involved library programming. City staff and the mall developers worked within the structure of a public private partnership to secure a site with maximum impact to the shopping district and to the residential community.

## Site Selection Summary

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

Over the past six years, four sites for a second library location were examined and rejected, based on small size of site, inappropriate mixed use, poor location and high cost to refurbish.

In the Victoria Gardens project, the Project Committee found all the components they were looking for in a site: Ideal eastern location, ease of access, high visibility and great view aspects all make the proposed site the best option for a new library location. In addition, the site was deemed to be the best suitable site for the following reasons:

- The site is in close proximity to two interstate freeways and is serviced by three major thoroughfares.
- The site is in the heart of the Victoria Garden regional commercial center. The Library together with the diverse mixture of uses creates a memorable place that enhances public and civic value.
- The Library site creates a public/cultural destination place in the City.
- The site allows for a multi-use facility and provides adequate and adjacent parking.
- The site is available and owned by the Redevelopment Agency.

### Challenges and Mitigating Circumstances

**Parking:** The project does not allow for on-site parking. However, the parking as structured will be more than required, with 710 spaces available in the three level parking structure which the Redevelopment Agency is legally bound to build as part of the Disposition Development Agreement with the developer. The development of the parking structure is a project separate from the Library multipurpose project with a separate budget. **Parking in the current agreement:** In that same Disposition Development Agreement, all parking within the development of the Victoria Gardens Mall is "shared parking", allowing library patrons access to additional parking of approximately 9,280 spaces throughout the development. In addition, the parking area to the north west of the Library is currently under negotiation. Current agreements allow that this area will be used for placement of the library bookdrops and as a drop off area for youngsters attending library and theater events, eliminating congestion in the parking areas. Appropriate pages of the Disposition Development Agreement which serve as the "parking agreement" are attached to the Application as an exhibit. **Parking in the future:** Negotiations are currently underway to further advantage the library by making parking in the area designated as "Heritage Court" dedicated library parking: for handicapped stalls, 1 hour parking limitations and more convenient staff parking. These negotiations should conclude by August of 2002.

**Expansion:** Expansion was also discussed for purposes of site selection. Expansion is desirable for the library portion of the project and the limited footprint of the current site does not allow for single level expansion. In mitigation, the architect and library project team have designed the first floor to accept a future second floor and have allowed space for stairs and an elevator. The second floor expansion plan provides sufficient square footage to expand by 15,500 square feet when necessary. The team architects designed the building's architectural elements to extend vertically if expansion were to become necessary.

## Site Description

### Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

<b>All Projects</b> (Except Multipurpose Buildings)		<b>Square Footage</b>
1. Proposed Library Building Footprint <sup>1</sup>	>	_____ SF
2. Proposed Library Surface Parking Lot	>	_____ SF
3. Proposed Library Parking Structure Footprint <sup>1</sup>	>	_____ SF
4. Future Library Building Expansion Footprint <sup>1</sup>	>	_____ SF
5. Future Library Parking Expansion	>	_____ SF
6. Required Local Zoning Set-Backs	>	_____ SF
7. Desired Aesthetic Set-Backs & Amenities	>	_____ SF
8. Miscellaneous & Unusable Space	>	_____ SF
<b>9. Total Square Footage of Library Project Site</b>	>	_____ <b>SF</b>
10. Proposed Under-Building Parking	>	_____ SF

<sup>1</sup> "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint of 5,000 square feet.

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
	<b>Library<sup>2</sup></b>	<b>Library Portion</b>	<b>Other<sup>3</sup></b>	<b>Other<sup>3</sup></b>
	<b>Dedicated</b>	<b>of Common</b>	<b>Common</b>	<b>Dedicated</b>
	<b>SQ FT</b>	<b>SQ FT</b>	<b>SQ FT</b>	<b>SQ FT</b>
1. Proposed Building	> 22,550	4,313	4,864	25,445
2. Proposed Surface Parking Lot	> 0	0	0	0
3. Proposed Parking Structure	> _____	_____	_____	_____
4. Future Building Expansion	> _____	_____	_____	_____
5. Future Parking Expansion	> _____	_____	_____	_____
6. Required Local Zoning Set-Backs	> 7,390	1,421	1,611	8,527
7. Desired Aesthetic Set-Backs & Amenities	> 16,863	3,266	3,726	20,031
8. Miscellaneous & Unusable Space	> 2,463	474	537	2,843
<b>9. Total Square Footage of Multipurpose Project Site</b>	> <b>49,266</b>	<b>9,474</b>	<b>10,738</b>	<b>56,846</b>
10. Proposed Under-Building Parking	> _____	_____	_____	_____

<sup>2</sup> Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

<sup>3</sup> "Other" uses means any other space that does not provide for the delivery and support of public library direct services.



## Zoning

### Classification

1. What is the current zoning classification of the site? > Victoria Community Plan, Victoria Arbors Village, Mixed Use

2. Will the site have to be rezoned to build the project?

Yes ☐ No ☒

### Variance or Waiver

3. Will a zoning variance or waiver be needed to build the project?

Yes ☐ No ☒

4. If so, list the date the variance or waiver has been or will be granted:

> \_\_\_\_\_  
(Date)

## Permits & Fees

### Permit & Fees Identification

Provide a list of any site permits or fees that have been or will need to be obtained:

	<u>Permit or Fee</u>	<u>Cost of Permit or Fee</u>	<u>Date Obtained or will be Obtained</u>
5. >	Building Permit	\$ 21,773	06/01/03
6. >	Plan Check	\$ 10,887	06/01/03
7. >		\$	
8. >		\$	

## Drainage

9. Is the site in the 100-Year Flood Plain?

Yes ☐ No ☒

10. Do any watercourses that require control drain onto the site?

Yes ☐ No ☒

11. Do any watercourses that require control drain off the site?

Yes ☐ No ☒

12. Is the storm sewer system currently adequate to prevent localized flooding of the site?

Yes ☐ No ☒

Describe any necessary mitigation measures regarding drainage.

A storm drain system will be installed on and off the site to prevent flooding. The first phase of the storm drain project, required for the Victoria Gardens Development, is scheduled to occur in 2002. The second phase to complete storm drain work for the entire project, including the potential Library site, is scheduled for 2003.

## ***California Environmental Quality Act (CEQA)***

### **CEQA Litigation**

Are there any unresolved legal actions pending against the project regarding CEQA compliance? If so, provide the case name, court number, and a brief explanation.

With the issuing of an Environmental Impact Report that cites the Library as part of the project, all environmental process is complete. The following environmental documents are provided.

- Final EIR certified on January 16, 2002.
- Notice of Determination filed and stamped by County Clerk on February 20, 2002.
- City Council Resolution Certifying the EIR and adopted a Statement of Overriding Consideration on January 16, 2002.
- State Clearinghouse Compliance letter on November 7, 2001.

There is no pending legal action against the project.

### ***Energy Conservation***

Describe what measures (include building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

The Library will utilize a 4 pipe variable air volume (VAV) system serviced by a central plant within the multi-use building. The heating, ventilating and air conditioning (HVAC) will be controlled by an energy management system which allows immediate adjustment by offsite facility staff. The building envelope will utilize high performance glazing and insulation to exceed Title 24 minimum requirements. Natural daylighting will be provided on all four elevations. Shading devices are used to minimize glare and prevent excessive heat gain. Light fixtures with electronic ballasts will be used with automatic controls to reduce levels when adequate natural lighting is present.

## Historic Buildings

### Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago?

Yes ☐ No ☒

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places?

Yes ☐ No ☒

3. A National Historic Landmark?

Yes ☐ No ☒

4. A National Monument?

Yes ☐ No ☒

5. On County or Municipal Historic Designation list?

Yes ☐ No ☒

6. On the California Register of Historical Resources list?

Yes ☐ No ☒

7. A California Historical Landmark?

Yes ☐ No ☒

8. A State Point of Historical Interest?

Yes ☐ No ☒

### Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency?

Yes ☐ No ☒

10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed?

Yes ☐ No ☐

If not, please explain.

**State Historic Preservation Office (SHPO)**

1. Has the State Historic Preservation Office been contacted regarding the project?

Yes ☐ No ☒

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

**Local Historic Preservation Ordinance**

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties?

Yes ☐ No ☒

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

## Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

A field investigation was undertaken which consisted of 4 exploratory borings drilled at the proposed cultural center facility. The review geologic research and field investigation revealed that the subsurface soils at the subject site were comprised primarily of fan deposits. These fan deposits consisted of coarse grained silty sands to sands that were generally below their optimum moisture content. The upper 3 to 4 feet were loose to medium dense and became dense with increase depth. The subsurface soils contained minor amounts of gravel and cobbles. Subsequent laboratory testing indicate that concrete at the subject site will have a negligible exposure to water soluble sulfate in the soil, and expansion tests performed in accordance with UBC Standard 18-2 indicate that earth materials underlying the site have an expansion classification of very low. The earth materials onsite consist primarily of coarse grained alluvial soils and should generally be rippable using conventional heavy equipment and earth moving methods.

Cut slopes excavated in competent soils are anticipated to be grossly stable at inclinations of 2:1 (horizontal to vertical) or flatter. Fill slopes constructed to a maximum height of 5 feet at an inclination of 2:1 (horizontal to vertical) are expected to be grossly and surficially stable. This is provided that the slopes are properly keyed, benched and compacted, as indicated in the referenced report.

Ground water and surface water were not encountered during the course of the investigation, and the research indicates the depth to ground water beneath the site is on the order of 450 feet. Due to the depth of the groundwater, liquefaction is considered unlikely and since site grading will not fill any large canyons and the underlying soils are fairly permeable, installation of subdrains is not expected to be necessary. However, backdrains or weep holes are recommended for all retaining walls as indicated in the reference report.

The site is not located within the boundaries of an Earthquake Fault Zone for fault-rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act, and no faults are known to pass through the property. Therefore, surface fault rupture within the site is considered unlikely. The nearest fault is the Cucamonga fault located approximately 4 miles to the north.

Based on specific data and information collected during the course of the investigation, their understanding of the project and their general experience in engineering geology and geotechnical engineering, they rendered a professional judgement that the proposed development is geologically and geotechnically feasible. This is provided that the recommendations presented in the referenced report is fully implemented during design, grading and construction.

### Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

	<u>Structure(s) to be Demolished</u>	<u>Demolition Cost Estimate</u>
1. >	N/A	\$
2. >		\$
3. >		\$
4. >		\$
5. >		\$
6. >		\$
	<b>Total Demolition:</b>	> \$

## Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

<u>Utility</u>	<u>Availability</u>	<u>Cost to bring Service to Site (Ineligible)</u>
1. Electricity	Yes <input type="radio"/> No <input checked="" type="radio"/>	> \$ 58,000
2. Fiber Optic Cable	Yes <input type="radio"/> No <input checked="" type="radio"/>	> \$ 14,500
3. Telephone	Yes <input type="radio"/> No <input checked="" type="radio"/>	> \$ 29,000
4. Gas	Yes <input type="radio"/> No <input checked="" type="radio"/>	> \$ 29,000
5. Cable TV	Yes <input type="radio"/> No <input checked="" type="radio"/>	> \$ 14,500
6. Storm Sewer	Yes <input type="radio"/> No <input checked="" type="radio"/>	> \$ 217,500
7. Sanitary Sewer	Yes <input type="radio"/> No <input checked="" type="radio"/>	> \$ 36,250
8. Water	Yes <input type="radio"/> No <input checked="" type="radio"/>	> \$ 65,250

## Site Development

(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)

<u>Site Development Costs</u>	<u>Eligible</u>	<u>Ineligible</u>
1. Utilities.....	> \$ 75,200	\$ 548,800
2. Cut, Fill & Rough Grading.....	> \$ 0	\$ 0
3. Special Foundation Support (pilings, etc.).....	> \$ 0	\$ 0
4. Paving, curbs, gutters & sidewalks.....	> \$ 922,800	\$ 1,040,540
5. Retaining Walls.....	> \$ 153,800	\$ 173,423
6. Landscaping.....	> \$ 1,230,400	\$ 1,387,387
7. Signage.....	> \$ 184,560	\$ 208,108
8. Lighting.....	> \$ 584,440	\$ 659,009
9. Removal of underground tanks.....	> \$ 0	\$ 0
10. Removal of toxic materials.....	> \$ 0	\$ 0
11. Rock removal.....	> \$ 0	\$ 0
12. Traffic signals.....	> \$ 0	\$ 150,000
13. Other (Specify): _____	> \$	\$
14. Other (Specify): _____	> \$	\$
15. TOTAL SITE DEVELOPMENT COSTS:.....	> \$ 3,151,200	\$ 4,167,267

# FINANCIAL INFORMATION

## Normal Public Construction Costs in the Applicant's Area

*For projects with new construction only (i.e., constructing a totally new library building or the expansion to an existing building)*

### Construction Cost Index Approach:

To justify the eligible projected construction cost estimate for new construction, applicants shall complete the following:

#### 1) January 2002 current costs per square foot:

- A. For new facilities: \$202 /SF  
 B. For square footage added to an existing building, i.e. "expansions": \$238 /SF

Multiply the appropriate County Locality adjustment Factor (2B) by the appropriate new cost per square foot figure (2C) (See section 20436 (c) (1) to obtain the "Locally Adjusted Construction Cost per Square Foot" figure (2D):

2A. County: > <u>San Bernardino</u>	County Locality	B. Adjustment Factor: > <u>1</u>	X	C. New Cost/SF: > <u>\$ 202 /SF</u>	D. > <u>\$ 202 /SF</u>
Name of Project County				(Select: 1A or 1B)	
[Example: Solano]		1.07	X	\$ 202 /SF	= \$ 216 /SF

3) A. Locally Adjusted Construction Cost Per Square Foot: > \$ 202 /SF  
(Re-enter Line 2D)

The "Locally Adjusted Construction Cost per Square Foot" (3A) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of months (4A) times .002 (1.5%) to get an inflation factor (4B). Multiply the inflation factor (4B) times the "Locally adjusted Construction Cost per Square Foot" figure (4C) to get an "Additional Cost per Square Foot" figure (4D)

4) A. Number of Months: > <u>28</u>	Inflation	B. Factor: > <u>.056</u>	X	C. Locally Adjusted Construction \$/SF: > <u>\$ 202 /SF</u>	D. > <u>\$ 11 /SF</u>
(1/5%)				(Re-enter 3A)	
[Example 14 X .002 =		.028	X	\$ 216 /SF =	\$ 6 /SF]

Add the resulting "Additional Cost per Square Foot" figure (5A) to the "Locally Adjusted Construction Cost per Square Foot" figure (5B) to get the "Eligible Projected Construction Cost per Square Foot" figure (5C):

5) A. Additional Cost/SF: > <u>\$ 11 /SF</u>	Locally Adjusted	B. Construction \$/SF: > <u>\$ 202 /SF</u>	=	C. Eligible Projected Construction \$/SF: > <u>\$ 213 /SF</u>
(Re-enter 4D)		(Re-enter 4C)		
[Example \$ 6 /SF +		\$ 216 /SF =		\$ 222 /SF]

The total "Eligible Projected Construction Cost" for the project is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (5C) by the total number of square feet of new construction:

6) The Eligible Projected Construction \$/SF:	>	<u>\$ 213 /SF</u>
Multiplied By		(Re-enter 5C)
7) The Square Footage of New Construction:	>	<u>26,863 SF</u>
Equals		
8) The Eligible Projected Construction Cost:	>	<u>\$ 5,720,000</u>

If the projected construction cost estimated by the project architect is lower than the figure in Line 8, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

9) Eligible Contingency: (10% of Line 8)	>	<u>\$ 572,000</u>
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## Comparable Public Construction Approach:

As an alternate to the Construction Cost Index approach to estimating normal construction costs in the applicant's area, the applicant may employ a local public construction cost comparison approach to calculate the Eligible Projected Construction Cost figure. [See section 20436 (c) (3)]. List a minimum of three comparable public construction projects that have been bid within the applicant's County within three years of the Board's deadline for application.

Comparable public construction projects are public libraries, community colleges, post offices, museums, courthouses, city halls, auditoriums, convention centers, civic centers, senior citizens centers, public schools, and recreation centers.

The costs listed shall be for construction of the building only and exclusive of any site acquisition, demolition, development, utilities, or landscaping; surface and under building parking; works of art; shelving; furniture; built-in service desks, counters, workstations, or other casework; movable equipment; or architectural and engineering fees.

	Project	Date Bid	Construction Cost/SF	
A. >	_____	_____	_____ /SF	<b>Example:</b> \$ 230 /SF
B. >	_____	_____	_____ /SF	\$ 210 /SF
C. >	_____	_____	_____ /SF	\$ 220 /SF
D. >	_____	_____	_____ /SF	_____ /SF
E. TOTAL		>	\$ _____ /SF	\$ 660 /SF

10) Locally Determined Comparable Cost per Square Foot (\$/SF):

> \$ \_\_\_\_\_ Divided by > \_\_\_\_\_ = > \$ \_\_\_\_\_ 0 /SF

Re-enter Line E # of Projects Locally Determined Comparable Cost per Square Foot

[Example \$ 660 /SF Divided By 3 = \$ 220 /SF]

The "Locally Determined Comparable Cost per Square Foot" (10) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of Months (11A) times .002 (1/5%) to get an inflation factor (11B). Multiply the inflation factor (11B) times the "Locally Determined Comparable Cost per Square Foot" figure (11C) to get the "Additional Cost per Square Foot" figure (11D):

Number	Inflation	Locally Determined	
11) A. of Months: > _____ X .002 = _____ (1/5%)	B. Factor: > _____ X	C. Comparable \$/SF: > _____ 0 /SF (Re-enter 10)	= D. > \$ _____ /SF
[Example 14 X .002 = .028 X		\$ 220 /SF =	\$ 6 /SF]

Adding the resulting "Additional Cost per Square Foot" figure (12A) to the "Locally Determined Construction Cost per Square Foot" figure (12B) gives the "Eligible Projected Construction Cost per Square Foot" figure (12C):

Additional	Locally Determined	Eligible Projected
12) A. Cost/SF: > \$ _____ /SF (Re-enter 11D)	B. Construction \$/SF: > _____ 0 /SF (Re-enter 11C)	C. Construction \$/SF: > \$ _____ /SF
[Example \$ 6 /SF +	\$ 220 /SF =	\$ 226 /SF]

The "Eligible Projected Construction Cost" is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (12C) times the square footage of new construction:

13) The Eligible Projected Construction \$/SF:	> \$ _____ /SF
Multiplied By	(Re-enter 12C)
14) The Square Footage of New Construction:	> _____ SF
Equals	
15) The Eligible Projected Construction Cost:	> \$ _____

If the projected construction cost estimated by the project architect is lower than the figure in Line 15, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

16) Eligible Contingency: (10% of Line 15)	> \$ _____
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**Library Project Budget** (All projects except Multipurpose Projects)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank provided.

Line Items:	<u>Eligible</u>	<u>Ineligible</u>
1) New Construction..... >	\$	\$
2) Remodeling Construction..... >	\$	\$
3) Contingency..... >	\$	\$
4) Appraised Value of Building..... >	\$	\$
5) Appraised Value of Land..... >	\$	\$
6) Site Development..... >	\$	\$
7) Site Demolition..... >	\$	\$
8) Site Permits & Fees..... >	\$	\$
9) Site Option to Purchase Agreement..... >	\$	\$
10) Furnishings & Equipment Costs..... >	\$	\$
11) Signage..... >	\$	\$
12) Architectural & Engineering Costs..... >	\$	\$
13) Construction Cost Estimator Fees..... >	\$	\$
14) Interior Designer Fees..... >	\$	\$
15) Geotechnical/Geohazard Reports..... >	\$	\$
16) Hazardous Materials Consultant Fees..... >	\$	\$
17) Energy Audit, Structural Engineering, Feasibility & ADA Studies..... >	\$	\$
18) Library Consultant Fee..... >	\$	\$
19) Construction Project Management..... >	\$	\$
20) Other Professional Fees..... >	\$	\$
21) Local Project Administration Costs..... >	\$	\$
22) Works of Art..... >	\$	\$
23) Relocation Costs & Moving Costs..... >	\$	\$
24) Acquisition of Library Materials..... >	\$	\$
25) Other (Specify): _____ >	\$	\$
26) Other (Specify): _____ >	\$	\$
27) Other (Specify): _____ >	\$	\$
28) <b>TOTAL PROJECT COSTS:</b> ..... >	\$	\$

**Sources of Project Revenue** (All projects except Multipurpose Projects)

29)	State Matching Funds (65% of Line 28 <sup>1</sup> Eligible Costs).....	>	\$
30)	Local Matching Funds (Line 28 Eligible Costs minus Line 29).....	>	\$

*[Must also equal the total of Lines 31 - 35]***Sources of Local Matching Funds:**

31)	City.....	>	\$
32)	County.....	>	\$
33)	Special District.....	>	\$
34)	Private.....	>	\$
35)	Other (Specify): .....	>	\$
36)	Local Credits [Land <sup>2</sup> and A&E Fees].....	>	\$
37)	Adjusted Local Match [Line 30 minus Line 36].....	>	\$
38)	Supplemental Local Funds [Same as Line 28 ineligible].....	>	\$
39)	<b>TOTAL PROJECT INCOME:</b> [Add Lines 29, 30, and 38].....	>	\$

<sup>1</sup> Up to a maximum of \$20,000,000<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]**Projected Library Operating Budget***(New Public Libraries, including Conversion Projects except Multipurpose Projects)*

<b>EXPENDITURES</b>		<b>INITIAL START-UP EXPENSES</b>	<b>ANNUAL EXPENSES</b>
1. Salaries/Benefits	>	\$	\$
2. Facilities Costs	>	\$	\$
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify): .....			
3. Equipment	>	\$	\$
Equipment			
Supplies			
4. Materials	>	\$	\$
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$	\$
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify): .....			
6. Miscellaneous (Other)	>	\$	\$
7. TOTAL EXPENDITURES:	>	\$	\$

# **Multipurpose Project Budget (With Library Project Budget)** *(Multipurpose Projects Only)*

*If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank space provided.*

Line Items:	A Library <sup>1</sup> Dedicated Eligible	B Library Portion of Common Eligible	C Library Total Eligible	D Library Total Ineligible	E Other <sup>2</sup> Total Ineligible
1. New Construction	\$ 4,803,150	\$ 916,850	\$ 5,720,000	\$ 0	\$ 6,455,817
2. Remodeling Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3. Contingency	\$ 480,315	\$ 91,685	\$ 572,000	\$ 0	\$ 645,581
4. Appraised Value of Building	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5. Appraised Value of Land	\$ 330,000	\$ 57,750	\$ 387,750	\$ 0	\$ 437,250
6. Site Development	\$ 2,678,520	\$ 472,680	\$ 3,151,200	\$ 0	\$ 4,167,267
7. Site Demolition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
8. Site Permits & Fees	\$ 23,700	\$ 8,960	\$ 32,660	\$ 0	\$ 30,160
9. Site Option Agreement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
10. Furnishings & Equipment Costs	\$ 965,000	\$ 0	\$ 965,000	\$ 0	\$ 0
11. Signage	\$ 46,000	\$ 22,080	\$ 68,080	\$ 0	\$ 48,300
12. Architectural & Engineering Fees	\$ 631,210	\$ 111,390	\$ 742,600	\$ 0	\$ 837,400
13. Construction Cost Estimator Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
14. Interior Designer Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
15. Geotechnical/Geohazard Reports	\$ 2,484	\$ 438	\$ 2,922	\$ 0	\$ 3,188
16. Hazardous Materials Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Energy Audit, Structural, ADA, & Engineering Feasibility Studies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Library Consultant Fees	\$ 25,000	\$ 25,000	\$ 50,000	\$ 0	\$ 0
19. Construction/Project Management	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
20. Other Professional Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 125,000
21. Local Project Administration Costs	\$ 136,000	\$ 24,000	\$ 160,000	\$ 0	\$ 198,000
22. Works of Art	\$ 0	\$ 0	\$ 0	\$ 55,000	\$ 100,000
23. Relocation Costs & Moving Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
24. Acquisition of Library Materials	\$ 0	\$ 0	\$ 0	\$ 1,744,000	\$ 0
25. Other (Specify): <u>Technology Cabling</u>	\$ 0	\$ 0	\$ 75,000	\$ 0	\$ 0
<b>26. Total Project Costs:</b>	<b>\$ 10,121,379</b>	<b>\$ 1,730,833</b>	<b>\$ 11,927,212</b>	<b>\$ 1,799,000</b>	<b>\$ 13,047,963</b>

<sup>1</sup> *Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).*

<sup>2</sup> *"Other" uses means any other space that does not provide for the delivery and support of public library direct services.*

**Sources of Multipurpose Project Revenue (Multipurpose Projects Only)**

27.	State Matching Funds (65% of Line 26 total eligible costs <sup>1</sup> ).....	>	\$	7,752,688
28.	Local Matching Funds.....	>	\$	4,174,524

[Column C, Line 26 minus Line 27. Must also equal the total of Lines 29 -33.]

**Sources of Local Matching Funds:**

29)	City.....	>	\$	
30)	County.....	>	\$	
31)	Special District.....	>	\$	
32)	Private.....	>	\$	
33)	Other (Specify): <b>Redevelopment Agency</b> .....	>	\$	4,174,524
34.	Local Credits [Land <sup>2</sup> and A&E Fees].....	>	\$	
35.	Adjusted Local Match (Line 28 minus Line 34).....	>	\$	4,174,524
36.	Supplemental Local Funds (Same as Line 26 Library (D) and Other (E) Total Ineligible).....	>	\$	14,846,963
37.	<b>TOTAL PROJECT INCOME: (Add Lines 27, 28 and 36).....</b>	>	<b>\$</b>	<b>26,774,175</b>

<sup>1</sup> Up to a maximum of \$20,000,000

<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]

**Projected Library Operating Budget (Multipurpose New Construction and Conversion Projects Only)**

<b>EXPENDITURES</b>		<b>INITIAL START-UP EXPENSES</b>	<b>ANNUAL EXPENSES</b>
1. Salaries/Benefits	>	\$ 359,479	\$ 743,102
2. Facilities Costs	>	\$ 140,788	\$ 281,576
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify): _____			
3. Equipment	>	\$ 50,000	\$ 10,000
Equipment			
Supplies			
4. Materials	>	\$ 1,759,000	\$ 115,000
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$ 24,350	\$ 48,700
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify): _____			
6. Miscellaneous (Other)	>	\$ 0	\$ 0
7. TOTAL EXPENDITURES:	>	\$ 2,333,617	\$ 1,198,378

## **Financial Capacity** *(New Construction and Conversion Projects Only)*

Applicants with new public library projects shall describe their financial capacity to open and maintain operation of the proposed library including anticipated revenue sources for library operations support.

Although a low property tax City, Rancho Cucamonga is a financially stable community with growth potential in both property and sales tax revenues. **Matching funds:** In March 2003, if the library grant is awarded, the Redevelopment Agency will sell a bond issue in which a portion of the proceeds, \$14,846,963 will be allocated to the multipurpose project with \$4,174,524 specifically earmarked for library matching funds. **Start up costs** will also be funded through the tax allocation bond issue, including the \$1,744,000 to purchase library materials. **On going operational costs:** The Victoria Gardens Cultural Center project is a public/private venture. The Victoria Gardens Mall, a project of approximately 440 acres, is anticipated to generate approximately \$3 million in sales tax revenue for the City of Rancho Cucamonga. Of that income, \$1 million has been dedicated to support the operation of the multipurpose Victoria Gardens Library, Children's Theater and Event Center, with \$500,000 or 1/2 of that dedicated to library expenses. Forest City Developers are dedicating \$100,000 to the operation of the Library each year for the first five years. The Library is expected to generate approximately \$441,000 in additional revenues, resulting in a dedicated income of \$1,041,000. Expenditures are estimated at \$1,174,234, leaving a negative balance of \$133,234. However, represented in the library expenditures are salaries of positions scheduled to transfer from the current Library to Victoria Gardens, in the sum of \$193,807. Deducting this sum from expenditures leaves a positive cash flow balance of \$60,573.

**Parking Structure:** The parking structure that will support the parking for the multiuse project is a separate project covered by a legal agreement for the Redevelopment Agency. Since it is a binding legal requirement to construct this structure whether or not the Victoria Gardens multipurpose project occurs, and since a parking structure is not an eligible expense, those costs are not considered part of the project, and the costs are not included in this grant application.

## **PROJECT TIMETABLE**

**Provide the timetable for the proposed project.**

<u>ACTIVITY</u>		<u>DATE</u>
1. Planning and Land Use Permits Obtained (If Applicable)	>	06/01/03
2. Site Acquired (Obtain Possession by Purchase, Donation or Lease)	>	06/05/02
3. Schematic Plans Completion	>	06/01/02
4. Design Development Plans Completion	>	09/01/02
5. Working Drawings (90%) Completion	>	02/01/03
6. Construction Documents Completion	>	05/01/03
7. Project Advertised for Bids	>	06/01/03
8. Start of Construction	>	09/01/03
9. Estimated Mid-Point of Construction	>	05/01/04
10. Completion of Construction	>	01/01/05
11. Opening of Library Building to the Public	>	02/01/05
12. Final Fiscal & Program Compliance Review Completed	>	04/01/05

# APPLICATION CERTIFICATION

## SIGNATURES

The parties below attest to and certify the accuracy and truthfulness of the application for California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 funds. If the application is successful, the applicant agrees to execute the project on the basis of the application data provided herein including all supporting documents.

### AUTHORIZED OFFICIAL OF THE APPLICANT JURISDICTION

Signature of Mayor, Chairperson of Board of Supervisors, or Head of District, authorized to make application for the local jurisdiction.

> \_\_\_\_\_  
Signature

> \_\_\_\_\_  
Date

> \_\_\_\_\_  
Name (type)

> \_\_\_\_\_  
Title (type)

### LIBRARY DIRECTOR OF THE OPERATING LIBRARY JURISDICTION

I hereby affirm that the library jurisdiction, for which I am the administrative agent, approves of the application and will operate the facility as a public library after its completion.

> \_\_\_\_\_  
Signature

> \_\_\_\_\_  
Date

> \_\_\_\_\_  
Name (type)

> \_\_\_\_\_  
Title (type)

- ***SUBMIT COMPLETED APPLICATION FORM AND SUPPORTING DOCUMENTS ACCORDING TO INSTRUCTIONS IN SECTION 20440***

- ***MAIL APPLICATION AND SUPPORTING DOCUMENTS TO:***

***Bond Act Fiscal Officer  
Office of Library Construction  
1029 J Street, Suite 400  
Sacramento, CA 95814-2825***